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by Council Liaison's Office

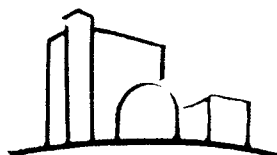
# Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Del D. Borgsdorf  
Terry Roberts

**SUBJECT:** NEW SAN JOSE CIVIC CENTER  
STATUS OF BID AWARDS

**DATE:** 3-07-03



The New San José Civic Center

## INFORMATION

### BACKGROUND

On September 10, 2002, the City Council authorized the City Manager to award all necessary construction contracts for the New Civic Center Project for an aggregate amount up to \$192 million.

This report covers construction bid awards to date, pending awards and an overview of general construction activities.

### BID AWARD SUMMARY

The most recent bids received for the New Civic Center were opened between January 24, 2002 and February 27, 2003. These bids totaled \$21.8 million and were approximately \$2.4 million below the budget of \$24.2 million for this work. The following is a summary of these bids:

The Stairs and Rails contract has been awarded to Lee's Imperial Welding, Incorporated. This contract provides all metal stairs and railings throughout the project, including all floor levels in the Tower, Council Wing, Rotunda, the Battered wall as well as all balconies and walkways.

The Metal Deck contract has been awarded to Pacific Erectors, Incorporated and provides all the metal decking necessary for all portions of the complex, including the Tower, Council Wing and Rotunda.

The contract for Project Security has been awarded to Construction Protective Services. This contract provides twenty-four hour security services for the entire job site.

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The Fire Protection contract has been awarded to Trans Bay. This contract provides the complete fire protection systems, including an allowance for all fire-stopping material, for the Core and Shell portion of the project in the Tower, Council Wing, Rotunda and underground parking.

The contract for HVAC Systems has been awarded to Acco. This contract provides heating, ventilation and air-conditioning service to all occupied areas within the complex. The scope also includes providing a Central Plant with chiller and boiler systems, ductwork for distribution, controls and commissioning activities.

The Plaza Structural Deck contract has been awarded to Conco Cement. This contract provides the concrete structural base for the top of the plaza as well as the tower shear walls.

The following chart is a summary of all contracts that have been awarded to date.

<u>Bid Package</u>	<u>Contractor</u>	<u>Bid</u>	<u>Budget</u>	<u>Variance</u>	<u>% Diff.</u>
<b>Recent Bids:</b>					
Stairs & Rails	Lee's Imperial Welding	\$2,693,200	\$2,881,000	(\$187,800)	(6.5)
Metal Deck	Pacific Erectors	\$1,178,500	\$1,489,000	(\$310,500)	(20.9)
Project Security	Construction Protective Svcs.	\$285,164	\$330,000	(\$44,836)	(13.6)
Fire Protection	Trans Bay	\$1,559,000	\$2,240,000	(\$681,000)	(30.4)
HVAC Systems	Acco	\$11,263,513	\$11,970,000	(\$706,487)	(5.9)
Plaza Structural Deck	Conco Cement	\$4,817,709	\$5,281,401	(\$463,692)	(8.8)
<b>TOTAL:</b>		<b>\$21,797,086</b>	<b>\$24,191,401</b>	<b>(\$2,394,315)</b>	<b>(9.9)</b>
<b>Previous Awards:</b>					
Reported Awards		\$80,804,576	\$88,699,696	(\$7,895,120)	(8.9)
<b>GRAND TOTAL:</b>		<b>\$102,601,662</b>	<b>\$112,891,097</b>	<b>(\$10,289,435)</b>	<b>(9.1)</b>

The first seventeen awarded contracts are approximately \$10 million below the budget. Staff is continuing to seek savings through value engineering. Actual project costs will vary as work occurs over the duration of the project. While cost savings have been made to date we still have

approximately \$59 million to be awarded on the project and contingencies and accrued savings may be needed to cover costs that could arise as bidding and construction progresses. It is currently estimated that up to \$6 million of the accrued savings will be needed to complete the project.

### **CONSTRUCTION ACTIVITIES**

Production pile driving began in early February, 2003 and is expected to be completed by June, 2003. The foundation concrete contractor will begin pouring concrete footings in mid-March 2003. Waterproofing work will occur concurrently with the concrete footings as the site is prepared for placing of the concrete slab foundation.

Continuing value engineering is being conducted on the entire project with current special emphasis on the curtainwall design, including the sunscreen on the western face of the office tower and the rotunda.

### **UPCOMING CONTRACT AWARDS**

Multiple contracts are currently being advertised for award during the month of March. These bids include Architectural & Structural Concrete, Man/Material Hoist, Surveying, Miscellaneous Metals, and Masonry.

### **CONCLUSION**

The project remains on schedule for completion in early 2005 with contract awards to date running approximately \$10 million under budget, although some of the accrued savings will be needed to complete the project. Staff will continue to keep Mayor and Council updated on the project.



TERRY ROBERTS  
Deputy City Manager



DEL D. BORGS DORF  
City Manager

